IN RE: PETITION FOR ZONING VARIANCE * N/S Kent Ave., cor. of Sunset ZONING COMMISSIONER Avenue, SE/S Sunset Avenue 1508A Kent Avenue * OF BALTIMORE COUNTY 1st Election District 1st Councilmanic District * Case No. 92-33-A Mason J. Felts Petitioner * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests, pursuant to the Petition for Zoning Variance, a variance from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 2 ft. in lieu of the required 7.5 ft. for an open projection (wooden deck), as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Mason J. Felts, appeared and testified. Also appearing on behalf of the Petitioner was Cora B. Felts, his sister, and Marie Rivera, his mother. Appearing as Protestants were Skip and Becky Meador, who reside immediately next door to the Petitioner's property, and Ray

The Petitioner indicated that he has owned the subject property for approximately one year and is a spec builder by occupation. After constructing this house, he gave the property to his mother, a 67 year old lady who suffers from hypertension and arthritis and cannot climb steps because of her physical disabilities. In order to increase her enjoyment of the property, he constructed an 8×16 ft. deck on the side yard property. The deck is set back two feet from the side yard property line rather than the required 7.5 ft. Mr. Felts also testified that the deck was constructed at its present location because of his mother's disability, the

unusual configuration of the lot and placement of the dwelling thereon. Specifically, immediately to the rear of the dwelling is a 30 \times 28 ft. garage which prohibits the construction of the deck in the rear yard of the property. In the other side yard, the property is immediately adjacent to a paper road designated as Sunset Ave. The Petitioner stated that the deck could not be located on that side of the property because of the potential construction of that thoroughfare. Lastly, Mr. Felts noted that his neighbor's house at 1508 Kent Ave did not feature any windows facing his house so that the deck would not be intrusive upon his neighbors.

In opposition to the deck, Mr. and Mrs. Meador, the immediate next door neighbors, testified that they perceive the deck to be an invasion of their privacy, particularly to their back yard. Although they acknowledge that their house has no windows on that side of the dwelling, they indicated that voices come through the wall and that the placement of the deck was an intrusion upon the use of their pool.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

> 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Petition for Variance

#24

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. Specifically, the property is so configured that the placement of the deck is not practical anywhere other than where it has been constructed. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore , 1991 that, pursuant to Petition for Zoning Variance, a variance from Section 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 2 ft. in lieu of the required 7.5 ft. for an open projection (wooden deck),, in © accordance with Petitioner's Exhibit No. 1, is hereby GRANTED, subject,

however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> > Zoning Commissioner for Baltimore County

LES/mmn cc: Peoples Counsel

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue

887-3353

October 10, 1991

Mr. Mason J. Felts 5949 Sunset Avenue Baltimore, Maryland 21207

> RE: Petition for Zoning Variance Case No. 92-33-A

Dear Mr. Felts:

Towson, MD 21204

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Lawrence E. Schmidt Zoning Commissioner

LES:mmn

cc: Peoples Counsel cc: Protestant

to the Zoning Commissioner of Baltimore County The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 301.1 To ALCOW A SIDE YAND SETRICK OF 2' IN LIGH OF THE PERUMED 75 AND Y FOR AN OPEN Prosection of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Side wegeten Deck 9' +16' To enter Diwning Room from the outside. My Parsonal Home for my mother in hom is 68 grs. young. She has problems with her Leggs. an Loves the outdoors. (see Attached) Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property

MAP NW IF Contract Purchaser/Lessee: Legal Owner(s): MUSEN J. Felts Migrature (Type or Print Name) Attorney for Petitioner: (Type or Print Name) Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: ESTIMATED LENGTH OF HEARING (-1/2HR.) AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS ESTIMATED LENGTH OF HEARING -1/2HR. +1HR. AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS REVIEWED BY: _____DATE_

#24 · The Home is Already Constructed. The side deck was build to have earser excess to the out side thru the kitchen or Diwning Room. To Relocate the check to onother area of the house would combe a lot of deflectely due to the Back of the house; which has Bed Rooms to the Rear and a Car Garese o her bess woold create more steps and problems for her.

92-33-A

Moon J. Felt 755-4286

92-33-A

74

0 200**3** 130.0

WITNESSETH, That in consideration of the sum of _____ Twenty Six Thousand Dollars (\$26,000.00) the receipt whereof is hereby acknowledged,

parties of the first part

A CLEME

grant and convey to the said party of the second part, his

personal representatives/suggessors and assigns . in fee simple, all of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

BEGINNING FOR THE SAME at the intersection of the northwest side of Kont Avenue and the southwest side of Sunset Avenue, as both laid out 40 feet wide. Said point of beginning being at the easternmost corner of Lot 40, block 6, as shown on the Plat entitled CATONSVILLE GARDENS, which plat is recorded among the Land Records of Baltimore County in Plat Book 6, folio 157. Running thence and binding on the northwest side of Kent Avenue and on a part of the southeasternmost side of the aforesaid Lot 40, Block 6, (1) South 53 degrees 35 minutes 00 seconds West 60.00 feet, thence leaving the northwest side of Kent Avenue and running for a new line of division across Lots 40, 39, 38, 37, 36 and 35, Block 6, of said plat and parallel to Sunset Avenue, (2) North 31 degrees 32 minutes 30 seconds West 120,42 feet to intersect the northwesternmost side of Lot 35, Block 6 as shown on the alorementioned plat. Running thence and binding thereon, and running parallel to Kent Avenue, (3) North 53 degrees 35 minutes 00 seconds East 60.00 feet to the southwest side of Sunset Avenue. Running thence and binding thereon and binding on the northeasternmost sides of Lots 35, 36, 37, 38, 39 & 40, Block 6 as shown on the aforementioned plat, (4) South 31 degrees 32 minutes 30 seconds East 120.42 feet to the place of beginning. Containing 0.165 more or less acre of land.

Being or intended to be the northeasternmost one-half of Lots 40, 39, 38, 37, 36 & 35, block 6, as shown on the plat entitled CATONSVILLE GARDENS which plat is recorded among the Land Records of Baltimore County in Plat Book 6, Tolio 157 and being known as Lot 35-B as shown on the plat recorded with a deed in Liber SM No. 7780, folio 455.

BEING the same lot of ground which by Deed dated January 27, 1988, recorded among the hand Records of Baltimore County in Liber SM No. 7780, folio 455 was granted and conveyed by Charles R. Fair, Jr. and wife unto the parties of the first RECEIVED FOR TRANSFER

State Department of SCHOOL PARTY IN TAX PROSERVED & Terration

A Faltimore County CIGN THREE TO A DATE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 92 - 33 - A

Posted for:	Date of Posting_2_37/
Posted for:	
Petitioner:	our Corner of Sunder agenue
(1508 A Kent anoma	musy Corner of Sunset Avenue
Location of Signs: Character 1/3	OFA Kint Joenne
Remarks:	Date of return:
Posted by	Date of return:

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in publication appearing on_

CATONSVILLE TIMES

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue

Towson, MD 21204

The Zoning Commissioner of Baitimere County, by authority of the Zoning Act and Regulations of Baitimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-33-A
N/S Kent Avenue, comer
of Sunset Avenue, SE/S
Sunset Avenue
1508A Kent Avenue
1st Election District
1st Councilmanic
Petitioner(s):
Mason J. Felts
Hearing Date: Friday,
Sept. 27, 1991 at
11:00 a.m.

Variance: to allow a side yard setback of 2 ft. in lieu of the re-quired 7.5 ft. for an open projec-

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 92-33-A N/S Kent Avenue, corner of Sunset Avenue, SE/S Sunset Avenue 1508A Kent Avenue 1st Election District - 1st Councilmanic Petitioner(s): Mason J. Felts HEARING: FRIDAY, SEPTEMBER 27, 1991 at 11:00 a.m.

Variance to allow a side yard setback of 2 ft. in lieu of the required 7.5 ft. for an open projection

The Zening Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

notice of Hearing

Case Number: 92-33-A N/S Kent Avenue, corner of Sunset Avenue, SE/S Sunset Avenue 1508A Kent Avenue 1st Election District 1st Councilmanic Petitioner(s): Mason J. Felts Hearing Date: Friday, Sept. 27, 1991 at 11:00 a.m. Variance: to allow a side yard setback of 2 ft. in lieu of the re-quired 7.5 ft. for an open projec-

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on $\frac{99}{2}$.

CERTIFICATE OF PUBLICATION

THE JEFFERSONIAN,

S. Zehe Orlina

Account: R-001-6150 Number

· 特别 主题 (4) [4]

39H31M61804k6446 Please Make Checks Payable To: Baltimore County 23:10+FB07-17-91

Zoning Commissioner County Office Building 111 West Chesapeake Avenue
Towson, Maryland 21204 Towson, Maryland 21204

receipt

Please Make Chick Pallal 2018 Stilling County 881.70 BA CO10:52AH09-27-91

Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

DATE: 8 27 (9)

5949 Sunset Avenue

1508A Kent Avenue

887-3353

Baltimore County Government

Baltimore, Maryland 21207 Case Number: 92-33-A N/S Kent Avenue, corner of Sunset Avenue, SE/S Sunset Avenue

1st Election District - 1st Councilmanic Petitioner(s): Mason J. Felts HEARING: FRIDAY, SEPTEMBER 27, 1991 at 11:00 a.m.

Dear Petitioner(s):

Please be advised that \$\\ 81.70 \quad is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

ZONING COMMISSIONER BALTIMORE COUNTY, MARYLAND

Baltimore County Government Office of Zoning Administration

and Development Management

Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

887-3353

Your petition has been received and accepted for filing this 31st day of July, 1991.

Petitioner: Mason J. Felts Petitioner's Attorney:

Hartel Property, Item No. 50 Gimbel/Gaffney Property, Item No. 51

In reference to the Petitioners' requests, staff offers no

BALTIMORE COUNTY, MARYLAND

DATE: August 16, 1991

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

SUBJECT: Walker Property, Item No. 505

Pat Keller, Deputy Director Office of Planning and Zoning

Parsons Property, Item No. 9 Donovan Property, Item No. 10

Wolf Property, Item No. 17

Pearson Property, Item No. 19 Stifler Property, Item No. 22

Felts Property, Item No. 24

Melchor Property, Item No. 25

Faulkner Property, Item No. 27

McJilton Property, Item No. 32

Horne Property, Item No. 33

Elsnic Property, Item No. 38

Mugrage Property, Item No. 39

Eckert Property, Item No. 44

Copeland Property, Item No. 42

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/pat

NUMEROUS.ITM/ZAC1

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning September 12, 1991

Mr. Mason J. Felts 5949 Sonset Avenue Baltimore, MD 21207

> RE: Item No. 24, Case No. 92-33-A Petitioner: Mason J. Felts Petition for Variance

Dear Mr. Felts:

111 West Chesapeake Avenue

Towson, MD 21204

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Zoning Plans Advisory Committee

Enclosures

INTER-OFFICE CORRESPONDENCE
August 15, 1991

TO: ZONING COMMISSIONER, DEPARTMENT ZONING

FROM: RICHARD F. SEIM, PLANS REVIEW CHIEF,
DEPARTMENT OF PERMITS & LICENSES

SUBJECT: ZO

ZONING ITEM #: 24
PROPERTY OWNER: Mason J. Felts

LOCATION: N/S Kent Avenue, corner of Sunset Avenue,
SE/S Sunset Avenue (#1508 "A" Kent Avenue)
ELECTION DISTRICT: 1st
COUNCILMANIC DISTRICT: 1st

871.92

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- () PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.02.02, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- () PARKING LOCATION
 () NUMBER PARKING SPACES
 () BUILDING ACCESS
- () RAMPS (degree slope)
 () CURB CUTS
 () SIGNAGE
- () PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- (V) A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- () A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- () STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 517.0 COUNCIL BILL #192-90 (BALTIMORE COUNTY BUILDING CODE).
- () OTHER -

COUNCIL BILL #192-90 EFFECTIVE 1/13/91

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

APPLICABLE CODE: 1990 NATIONAL BUILDING CODES AS ADOPTED BY COUNTY

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: August 1, 1991
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for July 30, 1991

The Developers Engineering Division has reviewed the subject soning items and we have no comments for Items 505, 3, 7, 9, 10, 17, 18, 19, 21, 22, 23, 24, 27, 30 and 31.

For Item 20, the extension of public water, sewer and paving may be required, prior to issuance of a building permit for this lot.

For Item 26, the previous County Review Group comments are still applicable.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

Date: August 30, 1991

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili
SUBJECT: Z. A. C. Comments

Z. A. C. MEETING DATE: July 30, 1991

This office has no comments for item numbers 505, 3, 9, 10, 17, 18, 19, 20, 21, 22, 23, 24, 26, 27, 30 and 31.

Rahee J. Famili Traffic Engineer II

RJF:bza

Rec'd 9/4/9

111 West Chesapeake Avenue Towson, MD 21204

887-3353

November 4, 1991

Ms. Carol L. Hooper 5953 Sunset Avenue Baltimore, Maryland 21207

> RE: Petition for Zoning Variance Case No. 92-33-A Mason J. Felts, Petitioner

Dear Ms. Hooper:

Thank you for your recent letter regarding the above matter. As indicated in my Order dated October 11, 1991, anyone who feels aggrieved from the decision made in this case has a right to appeal to the Baltimore County Board of Appeals. Any such appeal must be done in writing and must be filed within 30 days from the date of the Order. You may call 887-3391, Ms. Charlotte Radcliffe, the Appeals Clerk, for information concerning the costs of filing the appeal. Upon receipt of the appeal request, the Board of Appeals will schedule this case for a hearing. I urge that you, or anyone else who is dissatisfied with my decision, take advantage of that opportunity and process. The Board of Appeals hearing will be de novo; that is, it will be held as if no decision had been made. The Board will make its decision solely upon the evidence and testimony presented to it without regard to my opinion.

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Obviously, these cases involve a matter of judgment and, in this case, I believed that the variance should be granted. Although people may have differences of opinion, the reason for my findings is set forth in the Order which has been published. You should be aware that the regulations permit zoning variances in certain instances. That is, although the zoning laws are to be enforced, a property owner has the right to petition and seek a variance from a specific regulation if he believes the facts of a particular case justify such an exemption. That is the process that Mr. Felts followed in this case.

Again, I thank you for your interest in this matter and encourage you to file an appeal if you believe my decision to be in error.

Very truly yours,

Lawrence E. Schmidt

Zoning Commissioner

LES:mmn

Lawrence E. Schmidt Zoning Commissioner

Mr. Lawrence E. Schmidt Balto. County Zoning Commissioner Office of Planning & Zoning 111 West Chesapeake Ave. Towson, Md. 21204

2243.97

Carol L. Hooper 5953 Sunset Ave. Balto. Md. 21207

Dear Sir;

I am writing this letter in reference to the zoning variance number 9233A.

I know that there is proably nothing that can be done now that the variance has been granted but I truly feel that the whole truth and the next door neighbors where not taken into consideration, when the decision

was made.
You state the reason why the variance was given was because of Mr. Felts's mother and daughter illness. Mr. Felts mother may be ill, but what does mother and daughter illness. She walks a small child to school nearly that have to do with the facts. She walks a small child to school nearly everyday, which is approxiately 7tens of a mile, the front porch, deck and side entrance has aleast 9 steps each which she has to go up and down each time she leaves the house. His daughter rides her bike up and down the street, she supposely has a bad hip?

time she leaves the house. His daughter fives her bike up and down stated in your letter that the deck does not enterfere with the privacy of the next door neighbor but did the inspector speak with or look from their point of view, when he came out to how this deck was placed. Or did you just take Mr. Felts word for it and not look at the picture given to you on the day of the hearing? Also, the names he had on the petition was ridiculous, there are only 4 houses directly around his house, only one name out of 4 was on there.

I feel that Mr. Felts didn't file for a permit to place a deck on the house because he knows that once it was there his chances to keep it would be very good, I know that and I am not a builder!

I am writing this letter because the neighbors are afraid of retaliation from Mr. Felts should they appeal your decision and I was unable to attend the hearing due to work. They are now, and have already, going to have to spend alot of money to section off their property from the intrusion that Mr. Felts has place on his property.

Last but not least, could you please tell me why we have zoning laws if the violator are aloud to break them?

Thanking you in advance for your time in this matter.

Sincerely, Carol L. Hooper

cc: file

CONING OFFICE

PLEASE PRINT CLEARLY

PROTESTANT (S) SIGN-IN SKEET

NAME

PROTESTANT (S) SIGN-IN SKEET

NAME

NAME

PROTESTANT (S) SIGN-IN SKEET

NAME

ADDRESS

PLEASE PRINT CLEARLY

PROTESTANT (S) SIGN-IN SKEET

NAME

DECLEMAN AND SHEET

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PROTESTANT (S) SIGN-IN SKEET

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Petining is farious Woodon Side Drick of 1508 A front Alve. Address Phone # Name 59545UNSET ME 744-5226 ROBERT FISH 634 North BENDER DOKA Krebs 747-8040 5931 Hiltop Auc LEE Aldiorte 788-1879 747-5399 1114 firething 744-1766 1200 I mide ALD. 1012 Lake mont Rd 744 5427 1503 KINT AUG 455-9524 RICEN STOTLEMACK 1407 Barrett RD 744-0454 Dor CARR 198-6615 1323 PORCHESTER AUG. FJ Libry 5203 WORTH AUR 4480180 788 - 5934 1138 DANIÉSS AUE. die # 1410 Claury 747-4433 16404 ald Frederik Pel. 442.2951 5909 Bolto Ave 747-3920 1505 Kept Ave. 788-0683 Mout Jour click 5902 Coul Are 747- 3363 5948 SUNSET AVE 566-0168 5751 Balton. 744-2227 5959 HILLTOP AVE. CHARLES R. FAIR 744-8332 1420 Bent Ave. 788-0770 1503 Kent ave 298-0193 CARTER 1421 KENT AVE 747 1277 744-4119 5949 Surset Que 788-0142 inna Huland 747-3713 Linda BARber 788-0173 5950 Sup 747-1489 SPONDLER 788-3265 NOTWINE 788-5329 - 604L Call 1

Driveway

Driveway

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Deck in operty Line

HOUSE

HOUSE

















